

**Town Planning/Building Committee for Salem School Renovation
December 16, 2008
Salem School Media Center
7:00 P.M.**

MINUTES OF DECEMBER 16, 2008 REGULAR MEETING

PRESENT: Dinis Pimentel, Michael Siebert (left at 8:00 P.M.), Jenifer Lee, Stuart Gadbois, Jim Choquette, Bill Weinschenker, Horace Lindo, Donald Bourdeau (left at 8:55 P.M.), Donna Leake (left at 8:42 P.M.), Chris LaRose (arrived at 7:05 P.M.)

GUESTS: James Sperry, Charles Boos

ABSENT: Richard Asafaylo, Kevin Lyden, Monica McIntyre

CALL TO ORDER: Meeting called to order at 7:04 P.M. by Dinis Pimentel, Chairman.

Committee reviewed and approved December 9, 2008 minutes. Vote: Yes-6 No-0 Abstain-3 (C. LaRose, J. Lee, S. Gadbois).

A project cost estimate and Conceptual Budget Estimate prepared by LEACH was passed out for the committee to review. C. Boos said the building is too big for state standards and he will draft a letter from the superintendent to the State Commissioner of Education for an area waiver to get the project through the normal process.

Using portables during construction instead of the gymnasium for classrooms would cost about \$1,000,000. Using the gym may cost about \$100,000, and changes made to it could include a temporary ceiling, doors that lock, ventilation, and lighting. Use of the gym would be lost for about 12-16 months. This would also include Park and Recreation programs because it is the only gym in Salem. Regardless of whether the gym is converted into temporary classrooms, it will receive a new floor, fresh paint, new lighting, and new bleachers.

David Wedge of the state Department of Education has declined a roof waiver. C. Boos recommended replacing the 1994 building roof. To qualify for renovate as new, the 1994 building needs to be repaired. This includes \$600,000 for a roof, \$980,000 for portables, \$719,000 for mechanical/electrical update. Everything but the portables is required.

D. Leake questioned how many phases construction would need. C. Boos answered that was his next task, and construction would not begin until the summer of 2010. The project would go out for bid in March or April of 2010. Form 049 cannot be filed until after the referendum. She also commented on a necessary space for primary special education.

C. Boos recommended using a construction manager (C.M.) instead of a general contractor (G.C.).

M. Siebert asked how much new administration space there would be, and C. Boos answered half as much and placed where it is planned for security reasons.

D. Pimentel asked if a dedicated art and computer elementary room is necessary, and D. Leake responded that one primary and one middle computer room is needed.

M. Siebert questioned how much of any additional space is new administration and how much is classrooms. He would like a spreadsheet to tell him how many square feet is in classrooms, administration, bathrooms, and hallways in both existing and the new plans. He wants to be able to tell the Town where the extra space is and why it's there.

J. Lee was concerned about security when entering the building. C. Boos addressed how the traffic flow of people into the building is improved in the design from what currently exists.

The idea to construct a lobby in the Northeast corner of the gym was brought up to provide a vestibule to keep cold air out. That door is used very frequently as an outdoor entrance/exit to the gym.

D. Pimentel spoke with First Selectman Bob Ross to get local legislators aware of this project. He also commented that the cost is higher than first thought, but it's well targeted.

B. Weinschenker asked if there is interest on the long term bond, and there is not. D. Pimentel asked how much interest is on a bond, and B. Weinschenker said the interest on a \$10M bond is \$2M. C. Boos said the bond is the only project cost. The State pays reimbursement all at once. B. Weinschenker said the hard cost + interest over twenty years - reimbursement is left to the Town.

D. Pimentel said that Bob Ross received a letter from Governor Rell saying that the State may received a second stimulus package to build roads, construct green projects, and protect employment. This would mean additional money for the school building project and that we need to get signed up for by the end of this year.

D. Leake gave further ideas for allocation of classroom space that C. Boos will change for next week.

J. Sperry presented the newest design for the exterior of the school grounds. The bus entrance/exit was moved to the center of the school to address sight line problems with Route 85 traffic and to get the kindergarten classrooms closer to the buses. The gravel parking lot will be gone but the approximate amount of parking spaces lost will be gained and paved in the new parking lot. There is an additional \$250,000 to fix the field not included in the estimated cost.

The possibility of a quit claim deed to transfer land for the Board of Education to use would first have to be brought up to the Board of Selectmen as a request.

M/S/C (S. Gadbois, B. Weinschenker) to adjourn. Meeting adjourned at 9:07 P.M.

Next meeting will be December 30, 2008 at 7:00 at Salem School.

Respectfully submitted by:

Lindsay K. Chester

Recording Secretary